

TECHNICAL REPORT

Prepared on behalf of Bellway Homes Ltd

ARDENT
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

Project Name	Land To The West of Ashington
Planning Ref	DC/23/0406
Client	Bellway Homes Ltd
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DOCUMENT CONTROL

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1.0 INTRODUCTION

1.1 Purpose of Technical Note

The ongoing planning application has been adapted to suit consultee feedback in recent months. As a result of recent changes, the number of dwellings has reduced from 180 to 152, through a reduction in density and change in house types.

This technical note sets out how these changes affect the flood risk assessment and drainage strategy developed to date.

1.2 Development Planning History – Flood Risk and Drainage

The initial Flood Risk Assessment (FRA) was submitted as part of a full planning application in February 2023. The FRA assessed the existing flood risk, how the development meets planning policy and set a strategy for managing drainage on site.

Following submission, a “no objection” was received from Horsham’s local drainage officer in March 2023.

Subsequently, West Sussex County Council (WSCC) superseded Horsham as the lead local flood authority (LLFA) in 2023, reviewing live applications. As a result, a holding objection was recommended by WSCC subject to further information.

The key items discussed were:

- Further consideration of surface water flow paths through existing watercourses
- Clarifications on items such as easements, exceedance routes and existing levels
- Updated calculations to the latest FEH22 methodology and updated strategy to suit
- Updated calculations to include 3.33% AEP climate change, surcharged outfall

1.3 Current Status

In response to the requests of the LLFA, the Flood Risk Assessment was updated to Revision D in June 2024 to address the items raised.

Alongside the updated FRA, a standalone Hydraulic Modelling Report was produced to determine the baseline hydrology and demonstrate the post development scenario has no detrimental effect to flood risk offsite.

WSCC issued an updated "No Objection" response in July 2024 confirming the development was in accordance with the NPPF and Local Planning Policy 38.

The following sections assess each area of the FRA to ensure the development is still compliant with the previous strategy and feedback.

2.0 FLOOD RISK

There have been no changes to the NPPF or Local Planning Policy in relation to Flood Risk since the No Objection letter was issued in July 2024.

Changes to the development proposals have no bearing on the assessment of *existing* flood risk on site. The original assessment still stands and is as follows:

Fluvial – The site remains entirely in Flood Zone 1

Groundwater – The ground conditions are unchanged and considered 'unproductive'

Surface Water – Long Term flood risk maps have been updated since submission, which show areas of flood risk along watercourses as previously indicated. The detailed hydraulic modelling undertaken takes precedence over online mapping as local modelling is more accurate, therefore the development extents remain the same.

Artificial Sources – the Site is not within an area at risk of flooding from reservoirs, canals or other artificial water bodies.

3.0 DRAINAGE

3.1 Design Parameters

As the existing site is unchanged, the topography, ground conditions, existing catchments and assessment of greenfield runoff is unchanged.

There have been no changes to the NPPF or Local Planning Policy in relation to Drainage since the No Objection letter was issued in July 2024.

The latest calculations use FEH2022 which is the latest methodology and climate change allowance remain the same.

The new layout with less units will generate less trips overall, reducing the potential risk of contamination. Though the site will still fall in the same risk category so there is no change to the suds treatment indices set out in the FRA.

Exceedance routes will remain similar as previously noted.

Maintenance requirements of the drainage features will remain unchanged and be maintained as per the FRA. The updated site plan allows a 3m maintenance zone for the watercourse in line with the previous strategy.

3.2 Updated Site Layout

Site Layout (062009-BEL-SL-01-D) used in the current drainage strategy:

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Site Layout (062009-BEL-SL-01-E) with reduction in units:



The quantum of development has reduced to address comments from the LPA design officers. As the unit mix has changed and plots have been substituted, the development parcels are almost identical, with larger detached houses and gardens in place of smaller terraces.

As a whole, the main highways and access routes have remained unchanged. The levels and drainage design along the infrastructure will therefore be very similar to the previous design intent, and final designs will be submitted at detailed design stage to address appropriate planning conditions.

As the density has reduced, there will be a reduction in impermeable area entering the system. There will therefore be less volume required in the attenuation features and the previous strategy will be adequate to drain the site. Final pipe sizes, gradients, and attenuation volumes will be confirmed at detailed design stage in line with the approved drainage strategy and site plans.

3.3 Foul Water

The reduced scheme will generate less demand for water and discharge less foul sewerage than the previous scheme. The strategy of pumping from the NW back to the access will remain unchanged and the new scheme will have no additional impact on existing capacity the network.

4.0 Conclusion

The key principals of development remain unchanged. The proposals have been assessed against the latest planning requirements, flood risk and drainage requirements and are considered to be policy compliant in line with previous discussions with the LLFA.

We would expect any further infrastructure modelling or design to be undertaken at detailed design stage in coordination with approved plans.